

Design and Access Statement

Oakley Court

80a The Crescent

Harlington

UB3 5NS

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1 Introduction

- 1.1 This **Design & Access Statement** (DAS) is to be read with the application submitted for planning approval to alter the existing pitched roof and to create two new apartments in the roof space of the existing property, Oakley Court, 80a The Crescent, Harlington. This DAS is submitted as a part of the formal application and is to be read in conjunction with the architectural drawings.
- 1.2 The application site is located at 80a, The Crescent, Harlington and is suburban and residential in its character. The existing property, Oakley Court, is a two storey 1960's residential building that comprises of 6 no. self-contained 2 Bedroom apartments with each having its own dedicated off-street car parking space.
- 1.3 The site is easily accessible via a gated private driveway off The Crescent and has good local transport links.
- 1.4 The application proposes the formation of two new apartments in the existing (but increased in height) roof space. The new units are numbered 7 and 8 for ease of reference in the DAS. Number 7 is to be a 1 Bedroom apartment and Number 8 is to be a Studio Apartment. The new apartments are accessed by way of the existing staircase being extended with an additional flight to a newly formed second floor level.

2 Design Process

- 2.1 The proposal has been designed with careful consideration of the surrounding context and the neighbouring properties. The treatment of the roofscape, in particular the selection and placement of its new dormer windows and "Velux" rooflights, has been very carefully considered so as to be sympathetic with the existing property and also to avoid any overlooking of the neighbour's properties from either of the two new apartments.
- 2.2 Before and after street elevations have been submitted with the application to show the proposal in context with the existing properties.
- 2.3 Wherever possible and feasible the existing roof tiles and ridge tiles will be re-used to maintain the original appearance of the existing property. Where any new roof tiles are required these will be sourced from local salvage yards so as to match exactly the existing roof tiles. The selection of materials to be used for the new dormer windows will be in keeping with the existing property and shall include plain tile hanging to the cheeks in tiles that match the existing roof tiles, timber windows painted white with detailing to match the property's existing fenestration and flat roofing in leadwork. The rooflights to be used shall be by "Velux" to provide both daylight and natural ventilation to those rooms in which they are located.

3 Policy

- 3.1 The national and local planning policies guide and encourage the efficient use of developed sites to create desperately needed new housing stock in built up areas of Greater London. The proposal provides two additional residential units within the fabric of the existing building, in a way that does not have any negative impact on the external appearance of the existing building and respects the neighbouring properties and the wider residential context.
- 3.2 The neighbouring properties are mainly single family 2 storey houses with a pitched roof with some properties having loft conversions. The application site presents an excellent opportunity to provide a development of a higher density without having any detrimental effect on the surrounding environs.

4 Apartments

- 4.1 The proposal is to create two new self-contained apartments within the roof void of the existing property. Apartment No. 7 will be a 1 Bedroom apartment having a floor area of approx. 58 sq.m Apartment No. 8 will be a Studio apartment having a floor area of approx. 37 sq.m
- 4.2 The residential apartments have been designed to be in accordance with the London Plan space standards and the Building Regulations.
- 4.3 The net floor areas for the habitable rooms shall be in accordance with the minimum room sizes as set out in the London Plan.
- 4.4 The habitable rooms shall have daylight and natural ventilation provided by way of either new dormer windows with operable windows and/or by way of the opening "Velux" rooflights installed in the roof slopes.
- 4.5 To ensure that the minimum headroom criteria is met over the required area of the habitable rooms the existing roof shall be removed in its entirety and a new pitched roof constructed having a slightly steeper angle of pitch so as to raise the ridge line of the two sections of roofing by the minimum amount that is required to meet the headroom standards for habitable rooms.
- 4.6 It is to be noted that two previous planning applications for this property, references **46970/APP/2014/3077** and **46970/APP/2017/2663** were both approved by the Local Authority and in which the height of the existing roof structure is to be increased as is being proposed in this current application.

5 Planning History

- 5.1 The proposal has been designed taking into consideration all previous planning applications for the property, whether Approved or Refused. The comments and conditions attached to the historical applications and decisions have been reviewed and addressed by the client and the architect to ensure that the current proposal positively addresses the previous reasons for refusal.
- 5.2 The previous applications that have been considered are:

5.2.1 Planning Reference: 46970/APP/2014/1633

Description of proposal: Raising of roof and installation of 2 dormers to allow conversion of roof space to habitable use to create 1 x 1 bed flat with associated parking

Decision: Refused

5.2.2 Planning Reference: 46970/APP/2014/3077

Description of proposal: Raising of roof and installation of 3 dormers to allow conversion of roof space to habitable use to create 1 x 1 bed flat with associated parking

Decision: **Approved**

5.2.3 Planning Reference: 46970/APP/2016/4239

Description of proposal: Raising of roof to create second floor to provide 3 x 2-bed self-contained flats

Decision: Refused

5.2.4 Planning Reference: 46970/APP/2017/2663

Description of proposal: Application for a new planning permission to replace an extant planning permission in order to raise roof and installation of 3 dormers to allow conversion of roof space to habitable use to create 1 x 1-bed flat with associated parking

Decision: **Approved**

5.2.5 Planning Reference: 46970/APP/2021/2103

Description of proposal: Raising of height of and alterations to roof of 1-6 Oakley Court to form a mansard roof with dormer windows at second floor level to provide 1 x 1 bedroom and 1 x 2 bedroom flats with associated provision of additional parking and refuse/recycle storage

Decision: Refused

6 Landscaping and Amenities

- 6.1 The existing property already benefits from mature landscaping by way of its age and as such no further enhancement of the landscaping is deemed to be necessary as part of this application.
- 6.2 The proposal includes for the existing refuse and recycling store for Oakley Court (situated along the east boundary) to be maintained and to be used by all apartments, both existing and new.
- 6.3 The proposal includes for the introduction of a new bicycle parking shelter to provide secure, under cover parking for 4no. cycles. This bicycle store is to be located adjacent to the refuse and recycling store and situated along the east boundary.

7 Transport and Car Parking

- 7.1 The application site is located close to local amenities and transport links making the site easily accessible by various modes of public and private transport
- 7.2 An additional 4no. car parking spaces area provided as part of this application.
- 7.3 The existing apartments (Nos. 1 to 6) currently have 1no. dedicated car parking space each as is identified within the Lease Agreements for each apartment. The adjoining property (not included as part of this application) also has 1no. dedicated car parking space located immediately to the front of the property.
- 7.4 A total of 10no. car parking spaces are available within the demise of Oakley Court for use by the existing (6no.) and new (2 no.) apartments (8no. in total). With each apartment to have the use 1no. dedicated space each as per their Lease Agreement; this leaves 2no. car parking spaces available for visitors and/or deliveries to the property(ies).
- 7.5 All car parking spaces provided shall be a minimum size of 2.4m. wide x 4.8m. long to meet Highways standards.
- 7.6 All vehicles are able to manoeuvre within the extents of the car parking area so as to be able to enter and exit the site moving in a forward direction (to and from The Crescent).

8 Summary

- 8.1 Profile of a pitched roof structure is retained; in keeping with adjoining properties;
- 8.2 Materials used will match existing wherever possible and/or be sympathetic to the architectural character of the existing property;
- 8.3 Dormer rooflights carefully positioned to avoid overlooking of neighbours' property;
- 8.4 "Velux" rooflights used for minimal impact and protrusions to the roof massing; also mitigate the possibility of any direct overlooking of neighbours' property;
- 8.5 Apartments designed to meet to current codes, standards and regulations in floor area and height;
- 8.6 Negligible effect and impact on the surrounding residential area;
- 8.7 Existing public transport links serve the application site;
- 8.8 Car parking is provided on-site at the rate of 1no. dedicated car space per apartment with 2no. additional car parking spaces for visitors/deliveries;
- 8.9 Refuse and recycling store is provided on site for use by all apartments;
- 8.10 Secure and sheltered bicycle storage for 4no. bicycles is to be provided on site for use by all apartments;
- 8.11 Strategically in accordance with local and national policies, government and development plan guidelines.

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